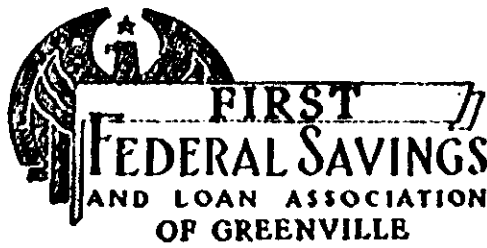


FILED  
GREENVILLE CO. S.C.  
APR 31 11 35 AM '77  
DONNIE S. LAWRENCE  
R.H.C.



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Ryder Truck Rental, Inc.

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Two Hundred Twenty-Five Thousand and No/100ths ----- (\$ 225,000.00 )

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest at the rate or rates therein specified in installments of Two thousand

forty-four and 60/100ths ----- \$ 2,044.60 ) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance, premiums, repairs, or for any other purpose,

NOW KNOW ALL MEN, that the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of Land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

All that certain piece, parcel or tract of land lying and being on the southerly side of a 50 foot road easement leading to White Horse Road, near the City of Greenville, S. C., and being shown as a 2.67 acre tract of land on plat entitled "Property of Ryder Truck Rental, Inc." made by Piedmont Engineers and Architects, dated January 4, 1971, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of a 50 foot road easement, joint corner of property of Wherry and Miller and running thence along the Wherry and Miller line (designated on the aforementioned plat as "Burlington") S 0-58 W 467 feet to an iron pin, corner of property of the mortgagor herein; thence along the line of the property of the mortgagor herein, N 88-36 W 250 feet to an iron pin, corner of property of Richard C. Roundtree; thence N 0-57 E 465 feet to an iron pin on the southerly side of said 50 foot road easement; thence along the southerly side of said easement S 89-02 E 250 feet to an iron pin, the point of beginning. Together with a perpetual right of way and easement for ingress and egress over said 50 foot road easement which terminates at White Horse Road, all as is more fully shown on the aforementioned plat, said easement being appurtenant to the 2.67 acre tract of land hereinabove described.



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